

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
KELLY TYLER J & ERIN E			0 Water	0 Feeder	0 Average	Description	Code	Appraised	Assessed
167 CROSS ST			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	198,800	198,800
DUXBURY MA 02332		SUPPLEMENTAL DATA			RES LAND	1010	350,700	350,700	
		Alt Prcl ID			RESIDNTL	1010	3,400	3,400	
		Scnd Home			Cyclical 1				
		Tax Class T			Exemption W				
		Tot Fin Area 1040			District				
		Total Acres .92			Res Exem				
		Chapter Lan			Assoc Pid#				
		GIS ID F_858724_2842374			Total				
					552,900				
					552,900				

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
KELLY TYLER J & ERIN E		54903 127	05-03-2021	Q	I	626,000	00	Year	Code	Assessed	Year	Code	Assessed
FERRIS KELLEN M		40252 0275	08-25-2011	Q	I	289,000	00	2023	1010	213,500	2022	1010	138,500
RATTO MARIE T (L/E)		34255 0349	03-19-2007	U	I	10	1A		1010	364,700		1010	300,600
									1010	2,300			250,500
								Total		580,500	Total		439,100
								Total			Total		387,600

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0050				

APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)			198,800
Appraised Xf (B) Value (Bldg)			0
Appraised Ob (B) Value (Bldg)			3,400
Appraised Land Value (Bldg)			350,700
Special Land Value			0
Total Appraised Parcel Value			552,900
Valuation Method			C
Total Appraised Parcel Value			552,900

BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
QPO-21-34	12-29-2021	MN	Maintenance	1,475		100	12-29-2021	REPLACE ENTRY DOOR	05-24-2022	SJD	9	1	07	Measure - Info @ Door
									04-12-2013	VGS			20	Field Review
									03-27-2013	AO	6	6	30	Quality Control
									09-26-2007	BSB		1	00	Measure & Listed

LAND LINE VALUATION SECTION															
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value
1	1010	Single Family	RC	Primary	40,075 SF	8.75	1.00000	5	1.00	0050	1.000		1.0000	8.75	350,700
Total Card Land Units					0.92 AC	Parcel Total Land Area					0.92	Total Land Value			350,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch	Bsmt Area	1040	
Model	01	Residential	Bsmt Type	04	
Grade	04	Above Ave	Unfin Area	0.00	Full
Stories	1				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			230,994
Interior Floor 2			Net Other Adj		20,700
Heat Fuel	02	Oil	Replace Cost		251,694
Heat Type	04	Forced Air-Duc	Year Built		1955
AC Type	03	Central	Effective Year Built		2000
Bedrooms	3		Depreciation Code		VG
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		21
Total Rooms	5		Functional Obsol		
Bath Style	03	Modern	External Obsol		
Kitchen Style	03	Modern	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	0		Condition %		
Extra Openings	0		Percent Good		79
Gas Fireplaces	0		Cns Sect Rcnld		198,800
Sq Ft Fin Bsmt	520		Dep % Ovr		
FBM Quality	04	Above Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1040		Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

BAS
BSM

7
WDK 6

FEP

12

10

40

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
SHD1	Shed	L	48	21.00	2010	A	70	C	1.00	700
PTO	Patio	L	260	15.00	2000	A	70	C	1.00	2,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,040	1,040	1,040	174.47	181,445
BSM	Basement	0	1,040	208	34.89	36,289
FEP	Finished Enclosed Porch	0	120	72	104.68	12,562
WDK	Deck	0	42	4	16.62	698
Ttl Gross Liv / Lease Area		1,040	2,242	1,324		230,994

